

BUILDING PERMITS

Community Development Department
(801) 226-0210

PURPOSE OF THE COMMUNITY DEVELOPMENT DEPARTMENT

The purpose of this department is to regulate buildings and structures in order to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, and energy conservation. Providing safety to life and property from fire and other hazards attributed to the built environment of a building or a structure and to provide safety to fire fighters and emergency responders during emergency operations.

REASONS FOR A BUILDING PERMIT

There are many reasons why it is necessary to obtain a building permit before beginning a construction project or construction related activity. Some of them are for safety, to eliminate the possibility of citations, and simply because it is the law.

The primary reason for getting a permit is for the safety of the occupants and the people associated with a building or project. Without the necessary building permit and inspections it is possible to have a building improperly placed on the property, to have the wrong materials used in construction, or to have an unsafe condition or situation.

Performing work prior to obtaining a building permit could result in a citation, fines, removal of the building or structure, and even prosecution. If a dispute arises of illegal work performed on a project the lack of a permit could have a negative impact during the course of legal proceedings and insurance claim reimbursement.

Utah County Government including Utah State Law requires building permits for **all** buildings, structures, and construction related activities.

FREQUENTLY ASKED QUESTIONS

Q: Do I need a building permit?

A: Utah County Government including Utah State Law, requires building permits for **all** buildings, structures, and construction related activities.

Q: How much does a permit cost?

A: Please refer to Table 1-A Building Permit Fees

Q: How long does it take to get a permit?

A: Approximately 10 – 15 business days.

Q: Is engineering required?

A: Engineering is required for all buildings except those that meet the conventional light frame provisions of the International Building Code. Contact Melinda Manley at (801) 226-0210 for more information.

Q: What has to be completed for me to get a final inspection and gain approval to move into my new home?

A: All safety aspects of the home need to be completed along with the basic living facilities. (Completed electrical, handrails, exits to grade, smoke detectors, kitchens, bathrooms, etc.)

Q: What is the difference between a free agricultural permit and a regular building permit?

A: Free agricultural permits are for structures used **solely** for agricultural purposes like hay barns, cattle shelters, horse barns, tractor sheds, etc, that are located on land used for agricultural purposes. These structures cannot be used for personal belongings like lawn mowers, boats, RV's, personal vehicles, shops, etc.

COMMON BUILDING VIOLATIONS

- ◆ Basements finished without a permit,
- ◆ Additions built without a permit,
- ◆ Garages built without a permit,
- ◆ Pump-houses built without a permit,
- ◆ Well-houses built without a permit,
- ◆ Sheds built without a permit,
- ◆ Barns built without a permit,
- ◆ Remodeling or Extensive Maintenance without a permit,
- ◆ A change in the use of a building without a permit,
- ◆ Electrical service upgrades or new electrical installations without a permit,
- ◆ Installation of a new furnace or water heater without a permit,
- ◆ Installation or replacement of a central air unit or air conditioning system without a permit,
- ◆ Conversions from propane to natural gas supply to a building without a permit,
- ◆ Installation or replacement of a fireplace without a permit,
- ◆ Installation of a propane tank without a permit, and/or
- ◆ Window replacement, replacement of roof coverings, or replacement of exterior wall coverings without a permit.

DESIGN CRITERION – GOVERNING CODES & REGULATIONS

1. International Building Code 2006
2. National Electrical Code 2008
3. International Plumbing Code 2006
4. International Mechanical Code 2006
5. International Energy Conservation Code 2006
6. International Fuel Gas Code 2006
7. ANSI Standard 117.1A
8. Utah County Zoning Ordinance
9. Utah Code Annotated

Frost Depth in Inches.....	30
Seismic Zone.....	D1
Wind Load in MPH.....	75
3 Second Gust in MPH.....	90
Exposure Rating.....	C
Snow Load (Valley Locations)	
Roof in PSF's.....	30
Ground in PSF's.....	43

STEPS TO GET A PERMIT

Step 1

Obtain building permit application from Vineyard Town Hall.

Step 2

Fill out building permit application and any additionally required documents.

Step 3

Submit all required documentation and pay application fee.

Step 4

Wait for plan review process to be completed. You will be notified by the Community Development staff to inform you if the permit has been approved or if corrections are required.

Step 5

If required, complete all corrections and re-submit plans & additional documentation.

Step 6

Wait for re-review process to be completed. You will be notified by the Community Development staff to inform you when the permit has been approved.

Step 7

Pay for building permit and receive permit, instructions, and associated materials.

REQUIRED INSPECTIONS

Inspections vary per project. Depending on the project, any or all of the following may be Required:

Footings and Setback

Placement on property & inspection of forms and reinforcing steel prior to placement of concrete

Foundation

Inspection of forms and reinforcing steel prior to placement of concrete

Underground Plumbing, Electrical, and/or Mechanical

Inspection of all underground or under slab work prior to burial or concrete covering

Exterior shear wall

Inspection of all structural sheathing prior to installation of weather barrier

Weather Barrier

Inspection of exterior weather barrier, window and door flashing, and other flashing prior to installation of siding, masonry, and roofing products

4-Way

Inspection of framing, structural members, and all roughed in electrical, mechanical, and plumbing installations. Includes structural, electrical, plumbing, and mechanical inspections.

Insulation

Inspection of all insulation that will be concealed by interior building finishes

Final

Inspection of completed building or structure **prior to use or occupancy**

Power

Inspection of electrical service panel prior to utility hook up

Sprinkler Systems

2-Part; Inspection of rough in sprinkler piping; Inspection & testing of completed system

Business License

Inspection of building, structure, or premise **prior to commencement of business operations**